

From: Anita Gardner
Sent: 06 July 2018 15:15
To: Planning.Responses
Subject: FW: FG/66/18/PL - Part Change of Use - 78 Langbury Lane, Ferring

Please treat as a consultee response

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: [REDACTED]
Sent: 06 July 2018 15:13
To: Anita Gardner
Subject: RE: FG/66/18/PL - Part Change of Use - 78 Langbury Lane, Ferring

Hi Anita

My response did not object to the proposal under FG/65/18 as Mr Clarke states in his email below. Advice was given relating to the development as proposed and the relevant conditions, informative and advice has been given. The area Engineer has outlined that it does not adhere to their policy, however in Highways Safety terms I did not object to the principle of this development.

I do not believe that we were consulted on FG/66/18, I note that this was to incorporate the western half of the dwelling into the residential care home. I assume what the applicant is asking now is to retain the same use but in two separate neighbouring properties? My questions would be, would this change the floorplans and number of habitable rooms? Would the parking demand remain the same? Would the parking plans remain as demonstrated within the most recent parking plan under FG/65/18/PL? Would the parking still be shared across both plots ie one would not work independently of the other?

If the plans and demand remain as shown and as the LHA has commented upon already then we would not wish to change our comments as set out in advice under FG/65/18/PL, if the Application now adheres to Matthew Southern's stipulations, my advice regarding the second VCO can be ignored.

Kind regards

Jodie

From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 06 July 2018 11:27
To: Jodie Wilkes
Subject: FW: FG/66/18/PL - Part Change of Use - 78 Langbury Lane, Ferring

Hi Jodie,
You provided comments on the other part of this application FG/65/18/PL and stated that

The Local Highways Authority (LHA) has previously advised in the initial response that;
A license to construct the vehicular cross over would need to be obtained from the Arun Area Engineer. It should be noted that a license at this location is unlikely to be granted; this area is subject to a policy that a license would not be granted for a second, new, crossover to any property, due to the existing parking pressures and the loss of on-street parking provision for neighbouring residents. It is recommended that the LPA consider the amenity impact of the proposed development should permission be granted.

The local Area Engineer has now visited the site and confirmed that this additional vehicular crossover in this location would not be approved.

It is advised that the applicant consults the Area Office in order to discuss the access details and proposals further, please call 01243 642105.

Conclusion

In safety terms, the LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

In view of the agent's e-mail below can you advise if your advise would now be altered? The application is due for consideration at Committee on Wednesday 11th July so a response by the end of Tuesday would be appreciated if possible.

Thanks
Anita

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From: [REDACTED]
Sent: 20 June 2018 18:12
To: Anita Gardner
Subject: RE: FG/66/18/PL - Part Change of Use - 78 Langbury Lane, Ferring

Anita

I have spoken to the WSCC highways inspector Matt Southern on [REDACTED] and he stated if the building was separated into 2 as per the change of use, they would have no objection to the new crossover, their only objection was that a single property should not normally have 2 crossovers.

Is it possible for you to confirm this with WSCC highways so they can remove their objection

Regards

Paul Clarke
Director

PDK Architecture and Surveying

[REDACTED]

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 19 June 2018 11:46
To: [REDACTED]
Subject: RE: FG/66/18/PL - Part Change of Use - 78 Langbury Lane, Ferring

Dear Mr Clarke,

In respect of the above application, given that County Highways have stated that they will not support the provision of a dropped kerb in the position indicated please can you provide revised car parking/ site layout plans accordingly.

Regards
Anita Gardner

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From: [REDACTED]
Sent: 13 June 2018 15:12
To: Anita Gardner
Subject: RE: FG/65/18/PL - Extensions 78 Langbury Lane, Ferring

Hi Anita

Revised Location and Block plan 007C attached with sheds indicated. The shed to the west will be retained in its existing position, the shed to the east moved towards the building.

I confirm ok to alter description as you suggest but have noticed that obscure glazing should be to all 'bathrooms' so have altered this below

Single storey rear side ground floor extension, first floor dormer extension, alterations to east & west doors, change of glass to obscure in all bathrooms, infilling rear dining room glass with brick & relocation of 'shed'

Regards

Paul Clarke
Director

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 13 June 2018 14:44

To: [REDACTED]

Subject: FG/65/18/PL - Extensions 78 Langbury Lane, Ferring

Dear Mr Clarke,

The above application currently has the following description

'Single storey rear side ground floor extension, first floor dormer, alterations to east & west doors, change of glass to obscure in all bedrooms, infilling rear dining room glass with brick & relocate shed'

I believe that it would be better described as

Single storey rear side ground floor extension, first floor dormer extension, alterations to east & west doors, change of glass to obscure in all bedrooms, infilling rear dining room glass with brick & relocation of shed'.

I am also concerned that the submitted plans do not clearly indicate the position of the shed as existing and that it is not referred to on the block plan.

Can you please provide this clarification as soon as possible or I may need to request an extension of time on the application.

Regards

Anita Gardner

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